The undersigned, legal owner(s) of the property situate in Balimore County and which is described in the description and plat attached hereto and made a part here of, hereby petition for a Variance from Section 1801.2.3.4 to permit a setback of 48 feet from the cortexline of the side street instead of 65 feet of the Zoning Regulations of Daltimore County, to the Zoning Law of Baltimore County; following reasons: (indicate hardship or practical difficulty) Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser: (Type or Print Name) for Petitioner: 1021 Cowpens Avenue Towson, Maryland 21204 Name, address and phone number of legal owner, con-ORDERED By The Zoning Commissioner of Baltimore County, this _____ 12th ___ day of <u>November</u>, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the ____15th ____ day of ___January____, 19_81, at 9:30 o'clock _A___M. BALLMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Mr. W. E. Hammond December 30, 1980 Zoning Commissioner
Norman E. Gerber, Director Office of Planning and Zoning

ZONING PLANS PETITION AND SITE PLAN EVALUATION COMMENTS

battimore county STEPHEN E. COLLINS Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204 Item No. 91 Property Owner: Location: Proposed Zoning: Acres: District: Item. MSF/hmd

department of traffic engineering TOWSON, MARYLAND 21204

December 5, 1980

Existing Zoning:

- ZAC - November 12, 1980 Joseph L. & Patricia M. Berk SE/C Cowpens Avenue & Temfield Road

Variance to permit a setback of 48 ft. from the centerline of the side street in lieu of the required 65 ft.

120/166.29 X 219.72/259.82

The Department of Traffic Engineering has no comments on this

Engineering Associate II

Petition No. 81-126-A Item 91

Petition for Variance Southeast corner of Cowpens Avenue and Temfield Road Petitioner-Joseph L. Berk, et ux

Ninth District

HEARING: Thursday, January 15, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this

在这个人的一个时间,我们就是我们的一个时间,我们就是我们的一个时间,我们就是我们的一个时间,我们们就是我们的一个时间,我们们也没有一个一个一个一个一个一个一个一

Office of Planning and Zoning

NEG:JGH:ab

Mr. & Lire, Joseph Berk 1021 Cowpens Avenue Towson, Maryland 21204

RE: PETITION FOR VARIANCE

Mr. Commissioner:

Peter Max Zimmerman

Deputy People's Counsel

Towson, Maryland 21204, Petitioners.

SE corner Cowpens Ave. and Temfield Rd., 9th District

JOSEPH L. BERK, et ux, Petitioners: Case No. 81-126-A

:::::::

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 5?4.1 of the Baltimore County

John W. Hessian, III

Rm. 223, Court House

494-2138

I HEREBY CERTIFY that on this 19th day of December, 1980, a copy of the

aforegoing Order was mailed to Mr. and Mrs. Joseph L. Berk, 1021 Cowpens Avenue,

Towson, Maryland 21204

People's Counsel for Baltimore County

Chairs, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore,

and of the pasmge of any preliminary or final Order in connection therewith.

cc: Development Design Group, Ltd. 216 Washington Avenue Towson, Maryland 21204

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue

Towson, Maryland 21204

Your Petition has been received and accepted for filing this of November , 1980.

> WILLIAM E. HAMMOND Zoning Commissioner

"Joseph L. Berk, ot "x Petitioner's Attorney

Reviewed by: Listo b. Commoderi Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 29, 1980

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21294 Nicholas B. Commodari

Chairman

MEMBERS

Bureau of

Industrial

Engineering Department of Traffic Engineering State Roads Commission Burcau of Fire Prevention Health Department

Project Planning Building Department Board of Education Zoning Administration

Mr. & Mrs. Joseph L. Berk 1021 Cowpens Avenue Towson, Maryland 21204

RE: Item No. 91 Petitioner: Joseph L. Berk, et ux Variance Petition

The second secon

Dear Mr. & Mis. Berk:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct an addition to the side of the existing dwelling, this Variance is required. It should be noted that the petition forms do not indicate your reasons for the Variance request. This information should be submitted prior to the scheduled hearing. In addition, the site plans indicate a proposed distance of 48' + from the centerline of the road. However, the request has been advertised as a proposed setback of 48' from the centerline of the road. After consulting with Mr. Douglas Swam of our office, he indicated that this was explained to you.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

> Very truly yours, Zoning Plans Advisory Committee

NBC/sf Enclosure

cc: Development Design Group, Ltd. 216 Washington Avenue Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, F. E. DIRECTOR

December 4, 1980

Mr. William E. Hammond Zoning Commissioner County Office Building Torsen, Maryland 21204

> Re: Item #91 (1980-1981) Property Owner: Joseph L. & Patricia M. Berk S/E corner Cowpens Avenue and Temfield Road Acres: 120/166.29 x 219.72/259.82 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection . Ith the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement #97206, executed in connection with the development of Hunt Crest Estates, of which this property comprises Lot 29 of Plat "A" Hunt Crest Est tes, recorded O.T.G. 35, Folio 112.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 91 (1980-1981).

Very truly yours,

RAM: EAM: FWR: SS

R-SW Key Sheet 42 NE 9 Pos. Sheet NE 11 C Topo 70 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would WORK THOU result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested WHF/will not adversely affect the he lith, safety, and general welfare of the community, the variance(s) should Ashendax and be granted.

day of January, 1981, that the herein Petition for Variance(s) to permit a setback of 48 feet from the centerline of the side street in lieu of the required of feet should be and the same is GRANTED, from and after the date of this Orde. subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204

PAUL H. REINCKE CHIEF

Docomber 16, 1980

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland ~1204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Joseph L. & Forticia H. Berk

Location: SD/Corner Compens Aveume & Temfield Rand Zoning Agenda: Noting of Hoverber 42, 4980

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

EXCEEDS the maximum allowed by the Fire Department.

() 3. The vehicle dead end condition shown at

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(5) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior

() 6. Site plans are approved, as drawn.

to occupancy.

Special Inspection Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

December 2, 1980 Charles E. (Ted) Burnham

Zoning Advisory Committee SUBJECT Meeting of November 12, 1980

Plans Review Supervisor

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: November 10, 1980

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: November 12, 1980

RE: Item No: 91, 92, 93 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours, Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353

WILLIAM E. HAMMOND ZONING COMMISSIONER

ORDER RECEIVED FOR FILING

January 19, 1981

Mr. & Mrs. Joseph L. Berk 1021 Cowpens Avenue Towson, Maryland 21204

> RE: Petition for Variance SE/corner of Cowpens Avenue and Temfield Road - 9th Election District Joseph L. Berk, et ux - Petitioners NO. 81-126-A (Item No. 41)

Dear Mr. & Mrs. Berk:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

BALMMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner Norman E. Gerber, Director Office of Planning and Zoning

December 30, 1980

Petition No. 81-126-A Item 91

Petition for Variance Southeast corner of Cowpens Avenue and Temfield Road Petitioner- Joseph L. Berk, et ux

Nintl, District

HEARING: Thursday, January 15, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Office of Planning and Zoning

THE PROPERTY OF THE PROPERTY O

NEG:JGH:ab

0 PETITION FOR VARIANCE

9th District

ZONING: Petition for Variance

LOCATION: Southeast corner of Cowpens Avenue and Temfield Road

DATE & TIME: Thursday, January 15, 1981 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,

Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a setback of 48 feet from the centerline of the side street in lieu of the required 65 feet

The Zoning Regulation to be excepted as follows:

Section 1B01.2.C.4 - Minimum Area Standardsin Residential Transition Areas All that parcel of land in the Ninth District of Baltimore County

Being the property of Joseph L. Berk, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, January 15, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY Development Design Group, Ltd. 216 Washington Avenue Towson Marylana 21204

Richard B. Williams, President Wayne E. Maisenholder Land Surveyor

(301) 828-0727 September 15, 1980

DESCRIPTION TO ACCOMPANY ZONING PETITION FOR VARIANCE REQUEST #1024 COWFENS AVERUE

Beginning for the same at the southeast corner of Cowpens Avenue and Temfield Road, and being known and designated Lot 29 as shown on the plat entitled "Flat "A" Eunt Crest Fstates" recorded among the plat records of Baltimore County, Maryland in Plat Book O.T.G. 35 folio 11, the improvements thereon being known as number 1024 Cowpens Avenue.

January 15, 1981

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Harmond:

Comments on Item #91, Zoning Advisory Committee Meeting of November 12, 1980, are as follows:

> Joseph L. & Particia M. Berk Property Owner; Location: Existing Zoning: Proposed Zoning:

SE/Corner Cowpens Ave. & Temfield Rd. Variance to permit a setback of 48 ft. from

120/166.29 X 219.72/259.82

Acres: District:

Metropolitan water and sewer exist, therefore no health hazards are anticipated.

required 65 ft.

BUREAU OF ENVIRONMENTAL SERVICES

\$47.63

47.63

FOR: Adv. & Posting for Case No. 81-126-A

VALIDATION OR SIGNATURE OF CASHIER

333558ET 15

RECEIVED Joseph L. Berk

the centerline of the side street in lieu of the

Mr. & Mrs. Joseph L. Berk 1021 Cowpens Avenue Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Veriance - SE/C Cowpens Ave and Temfield Rd Case No. 81-126-A

Thursday, January 15, 1981

9:30 A.M.

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

shown on plat plan filed with the Zoning

Department.
Hearing Date:
Thursdoy, Jon. 15, 1981

AT 9:30 A.M.

Public Hearing: Room
106, County Office
Building, 111 W.
Chesapeake Avenue,

William E. Hammond

Zoning Commissioner of Baltimore County

Towson, Maryland BY OKDER OF

AMOUNT___\$25.00

250 mil

RECEIVED Joseph L. Berk

13 m - 1,700 92

FOR: Filing Fee for Case No. 81-126-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353

WILLIAM E HAMMOND ZONING COMMISSIONER

January 2,1981

Mr. 8 Mrs. Joseph L. Berk 1021 Cowpens Avenue Towson, Maryland 21204

RE: Petition for Variance SE/C Cowpens Ave & Temfield Rd Case No. 81-126-A

Dear Mr. & Mrs. Berk:

This is to advise you that \$47.63 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

> WILLIAM E. HAMMOND Zoning Commissioner

WEH:sj

CERTIFICATE OF POSTING ZONING DEPARTME' T OF BALTIMORE COUNTY

District Continue	for Oriente
Petitioner: FELLING Petitioner: FELLING ELECTRICATION ELECTRICA	for Variance Location Court Life Court of Careful Courters
141.	
Location of Signs: 10211	Confeeld
	Islaman Date of return: 1/3/81

PETITION	MAPPIN		NG	IG PRO		GRESS		SHEET		
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	Ьу	date	by	date	Ьу	date	Ьу
Descriptions checked and outline plotted on nap										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:					ed Pla	_	or des	cripti		
Previous case:				Мар #	<u> </u>	_				.No



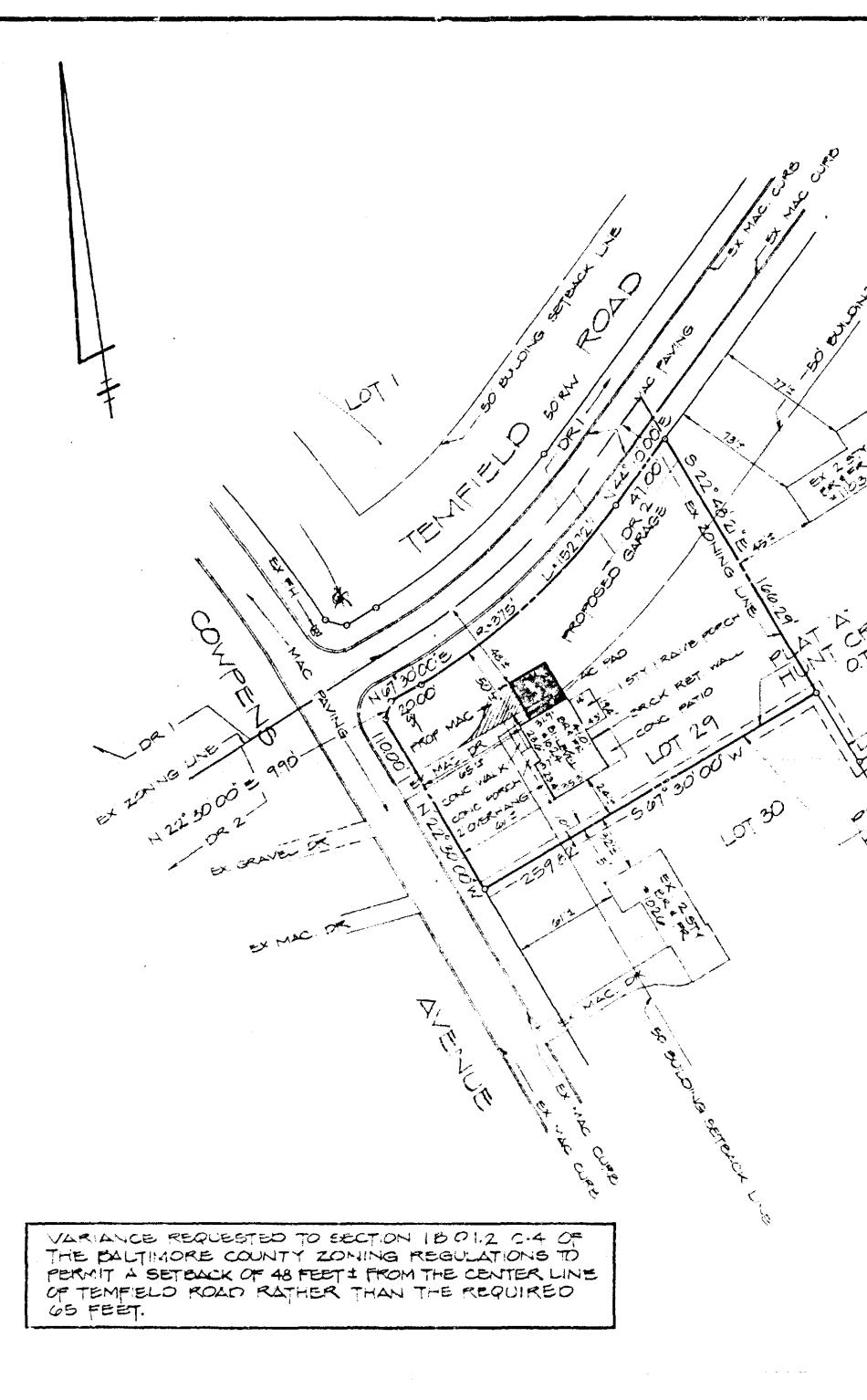
Petition for Variance **Qe Essex Times** 9th District Zoning: Petition for Variance BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Location: Southeast corner of Cowpens avenue County Office Building and Temfield road
Date & Time: Thursday,
January 15, 1981 at 9:20 111 W. Chesapeake Avenue This is to Certify, That the annexed Towson, Maryland 21204 Public Hearing: Room 106, County Office Building, 111 W. Your Petition has been received this _____ day of ___ Chesapeakc avenue, Towson, Maryland. Received: Commissioner of Baltimore was inserted in Oge Essex Times, a newspaper County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public printed and published in Baltimore County, once in hearing: Petition for Variance to permit a setback of 48 feet from the can have of the side street in lieu of the weeks before the William E. Hammond, Zoning Commissioner required 65 ft.st.
The Zoning Regulation to be excepted as follows:
Section 1801.2.C.4 Minimum Area Standards in Residential Transition Areas All that parcel of land in the Ninth District of *This is not to be interpreted as acceptance of the Petition for assignment of a Begining for the same at hearing date. the southeast corner of Cowpens avenue and Temfield road, and being known and designated Lot 29 as shown on the plat entitled 'Plat A' Hunt Crest Estates, recorded No. 095141 BALTIMORE COUNTY, MARYLAND BALTIMORE COUNTY, MARYLAND among the plat records of Baltimore County. OFFICE OF FINANCE - REVENUE DIVISION OFFICE OF FINANCE EVENUE DIVISION MISCELL ANEOUS CASH RECEIPT Maryland in Plat Book O.T.G. 35 folio 112, the MISCELLANEOUS CASH RECEIPT imrpovements thereon DATE_ December 20, 1980count______01-662____ DATE_JRIUSTY 15, 1981ACCOUNT_____01-662____ being known as number 1024 Cowpens avenue. Being the property of Joseph L. Berk, et ux, as

PETITION FOR VARIANCE MA DISTRICT	
ZONING: Petition for Variance LOCATION: Southeast corner of Cowpens Avenue and Temfield	
Road DATE & TIME: Thursday, January 15, 1981 at 9:30 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeaka Avenue, Towson, Maryland	
- to Germinaloner of Bal-	
timore County, by authority of the Zoning Act and Regulations of Bal- timore County, will hold a public	pub
Petition for Variance to permit a	and
setback of 48 feet from lieu of line of the side street in lieu of the required 65 feet. The Zoning Regulation to be ex-	for
	101
Section 1801.2.C.4 — Minimum Standards in Residential Transition	on
Areas All that parce of land in the Ninth District of Baltimore County Beginning for the same at the southeast corner of Cowpens Avenue and Temfield Road, and being known and designated Lot 29 as shown on the plat entitled "Plat "A" Hunt Crest Estates' recorded among the plat records of Baltimore County, Maryland in Plat Book O.T.G. 35 folio 112, the improve- ments thereon being known as No. 1024 Cowpens Avenue. Being the property of Joseph L. Berk, et ux, as shown on plat plan filed with the Zoning Department. Hearing Date: Thursday, January 15, 1981 at 9:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeaks Avenue, Towson, Maryland By Order Of WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County Dec. 25.	Cos
Dec. m.	

CERTIFICATE OF PUBLICATION TOWSON, MD., ____Decomber 25_____, 19.80_ THIS IS TO CERTIFY, that the annexed advertisement was lished in THE JEFFERSONIAN, a weekly newspaper printed published in Towson, Baltimore County, Md., once week _____successive weeks, the first publication appearing the ______ 25th day of _____ December _____, 19_89. THE JEFFERSONIAN, D. Lune surption t of Advertisement, \$_____

GENERAL NOTES:
1) EXISTING ZONING LOT 29 - DR 2.

- 2) WATER AND SEWER SERVICE IS AVAILABLE AND FUNCTIONING.
- 3) VARIANCE REQUEST IL NECESSITATED BY THE OWNER'S DESIRE TO CONSTRUCT A TWO (2) CAR GARAGE ON THE NORTH SIDE OF THE EXISTING DWELLING.
- 4) APPLICATION HAS BEEN MADE FOR AN AMENDMENT TO THE DEVELOPMENT PLAN (SUBMITTED SIMULTANEOUSLY WITH THE PETITION FOR ZONING VARIANCE).



PLAT TO ACCOMPANY ZONING PETTION FOR VARIANCE REQUEST

#1024 COWPENS AVENUE LOT 29, PLAT A' HUNT CREST ESTATES

BALTIMORE COUNTY, MD ELECT DIST, Nº 9 SCALE I": 50" DATE , SEPTEMBER 11 1980

7 7 7 7 9 9 1 4 6 8 10 12 14 16 18 20 22 24 26 28 30 30 28 26 24 22 20 18 16 14 12 10 8 6 2 2 0 0

PN 8033

DEVELOPMENT DESIGN GROUP, LTD 216 WASHINGTON AVENUE; TOWSON, MD 21204